

2525/2555 Ponce de leon Blvd.



CUSHMAN & WAKEFIELD





24 Hour On-Site Security



On-site banking and ATM



Fine Dining at Fleming's Steakhouse



Fine Dining at Tullio's Italian Restaurant



Convenient Car Wash



Courier Dry-Cleaning Service



Renovated Fitness Center



Courtyard with Park-Like Setting and Outdoor Seating

live, work, play

building features

- + Twelve Stories and 257,000 Rentable Square Feet
- + Adjacent Covered Parking
- + Eco-Friendly Concierge Day-Cleaning
- + On-Site Hines Property Management
- + Energy Star[™] Rated
- + LEED Gold Certified
- + WELL Health and Safety Rated









- + 6 Stories and 94,000 Rentable Square Feet
- + Adjacent Covered Parking with Reserved Parking
 (3:1,000 sf)
- + 13 Foot Floor-to-Ceiling Glass on all New Floors
- + Upgraded Lobbies, Common Areas and Restrooms
- + Eco-friendly Concierge Day-Cleaning
- + On-site Hines Property Management
- + Energy Star[™] Rated
- + LEED Silver Certified
- + WELL Health-Safety Rated













tenant experience center **REBRANDING & REBUILDING**

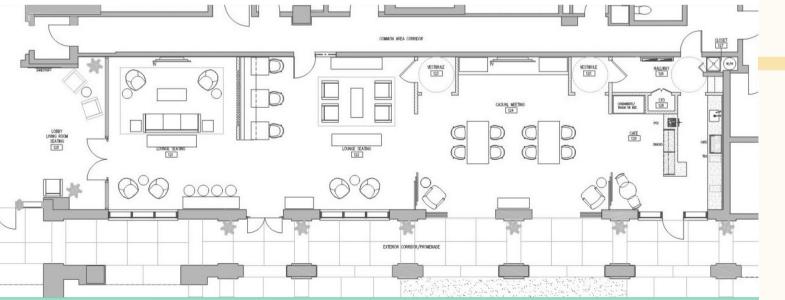
- New Exclusive Tenant Experience Center
- + Private Conference Center
- Upcoming Capital Improvements to Lobby & Common Areas

















sweetgreen









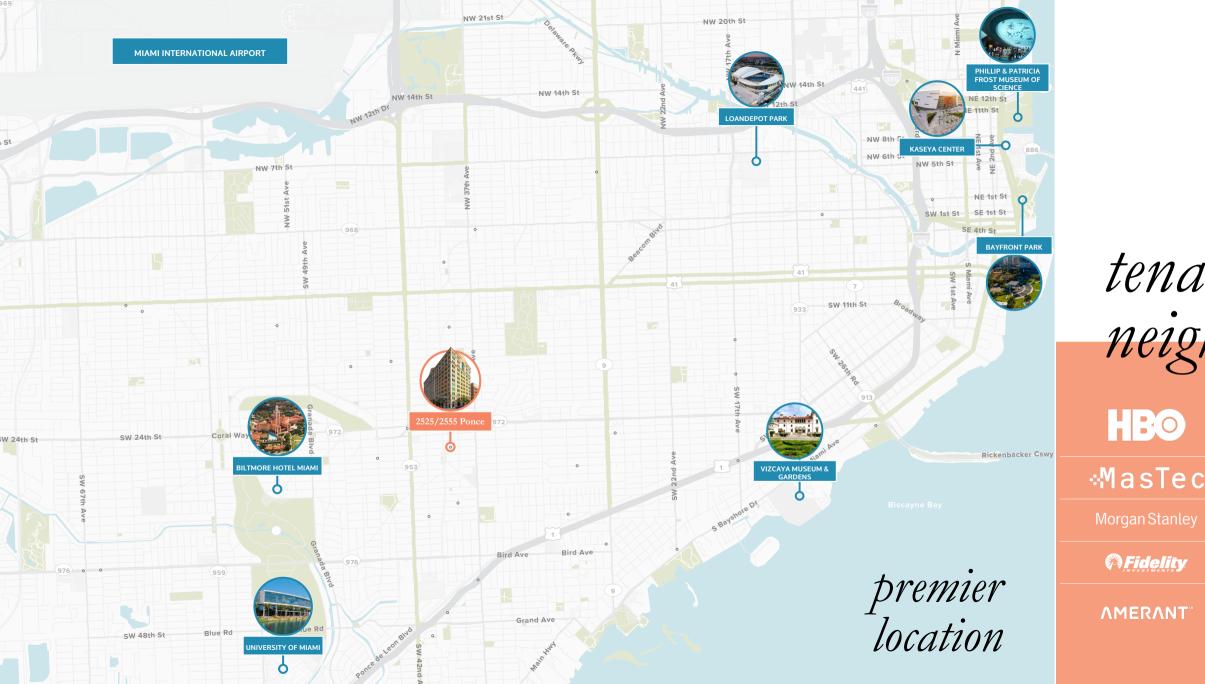




map key

- 1. Seasons 52
- 2. Doc B's Restaurant
- 3. Carrot Express
- 4. Hillstone
- 5. Crema Gourmet Espresso Bar
- **6.** Morton's The Steakhouse
- 7. Panera Bread
- 8. Morelia Ice Cream Paletas
- 9. Sushi Sake Gables
- **10.** Copper 29 Bar
- 11. Benihana
- 12. Pura Vida

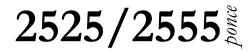
- 13. Starbucks
- 14. The Capital Burger
- 15. Talavera Cocina Mexicana
- 16. Threefold Cafe
- **17.** CRAFT Coral Gables
- 18. Luca Osteria
- 19. sweetgreen
- **20.** Coyo Taco
- 21. Calista Greek Seafood Taverna
- 22. Divino Ceviche
- 23. Rice Mediterranean Kitchen



tenants in the neighborhood

amazon	Ć
BANK OF AMERICA 🎾	Baptist Health
De PNC	🗱 UBS
<i>charles</i> schwab	TRUIST HH
bradesco bank	RAYMOND JAMFS





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